

in having current policies which indicate that the city can extend sewer and water lines into areas of the township where it is thought to be feasible. Within the planning period, the City of Roxboro will be constructing a sewage treatment plant and building new trunk sewer lines in the southern and western sections of the township. The construction of these lines not only reflects the current direction of development, but also has a direct bearing on where new homes, businesses, and factories are located.

If a particular area is to be developed, the city must evaluate whether or not the extension of utilities into the area is economically feasible. The City will have to recoup its investment in utility extension either through assessments or sewer and water rate charges.

#### Roxboro Area Land Use Problems

The preceeding discussion of the various characteristic components of the land in the Roxboro Area has brought to light some specific problems. The following is a list of some found in certain areas around town:

- (1) poor street design;
- (2) odd-shaped lots;
- (3) lack of coordination between road and rail locations;
- (4) inadequate rights-of-way in some streets;
- (5) no major east-west thoroughfares;
- (6) development of the eastern section of the township limited by the railroad;
- (7) unpaved roads in the outlying areas;
- (8) congestion at many major intersections;
- (9) many vacant parcels with little or no access;
- (10) uncontrolled development of "strip commercial" shopping facilities on Madison Boulevard; and